



City of Huntington Beach Planning and Building Department

## STAFF REPORT

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Ethan Edwards, AICP, Associate Planner *EE*

**DATE:** May 13, 2014

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 14-002 (U.S. TACO RESTAURANT)**

**APPLICANT** Gabriela Marks, Marks Architects, 2643 4th Avenue, San Diego, CA 92103

**PROPERTY**

**OWNER:** Shatha Odish, CIM Group, 6801 Hollywood Boulevard, Suite 170, Los Angeles, CA 90028

**BUSINESS**

**OWNER:** Jeff Jenkins, U.S. Taco Co, LLC, 3972 Barranca Parkway, Suite J-326, Irvine, CA 92606

**LOCATION:** 150 5th Street, Suite 110, 92648 (east side of 5th Street, between Pacific Coast Highway and Walnut Avenue - The Strand)

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**STATEMENT OF ISSUE:**

- ♦ Conditional Use Permit No. 14-002 request:
  - Permit the establishment of an approximately 1,604 square foot restaurant within an existing lease space.
  - Permit the establishment of an approximately 400 square foot outdoor dining area.
- ♦ Staff Recommendation:

Approve Conditional Use Permit No. 14-002 based upon the following:

  - Proposed restaurant will be consistent with the Mixed-Use General Plan Land Use designation.
  - Proposed outdoor dining activating the pedestrian experience will comply with the Downtown Specific Plan.
  - Proposed restaurant and outdoor dining is consistent with the visitor-serving category of the Downtown Specific Plan to approve and support commercial activities that serve the needs of the surrounding community.
  - Proposed hours of operation are in keeping with The Strand development and will not create adverse noise or safety impacts to the surrounding businesses and residents.
  - Proposed restaurant will be compatible with surrounding uses as adequate pedestrian circulation will be maintained.
  - Proposed project complies with the base district parking provisions and public open space requirements specified in the Downtown Specific Plan.

**RECOMMENDATION:**

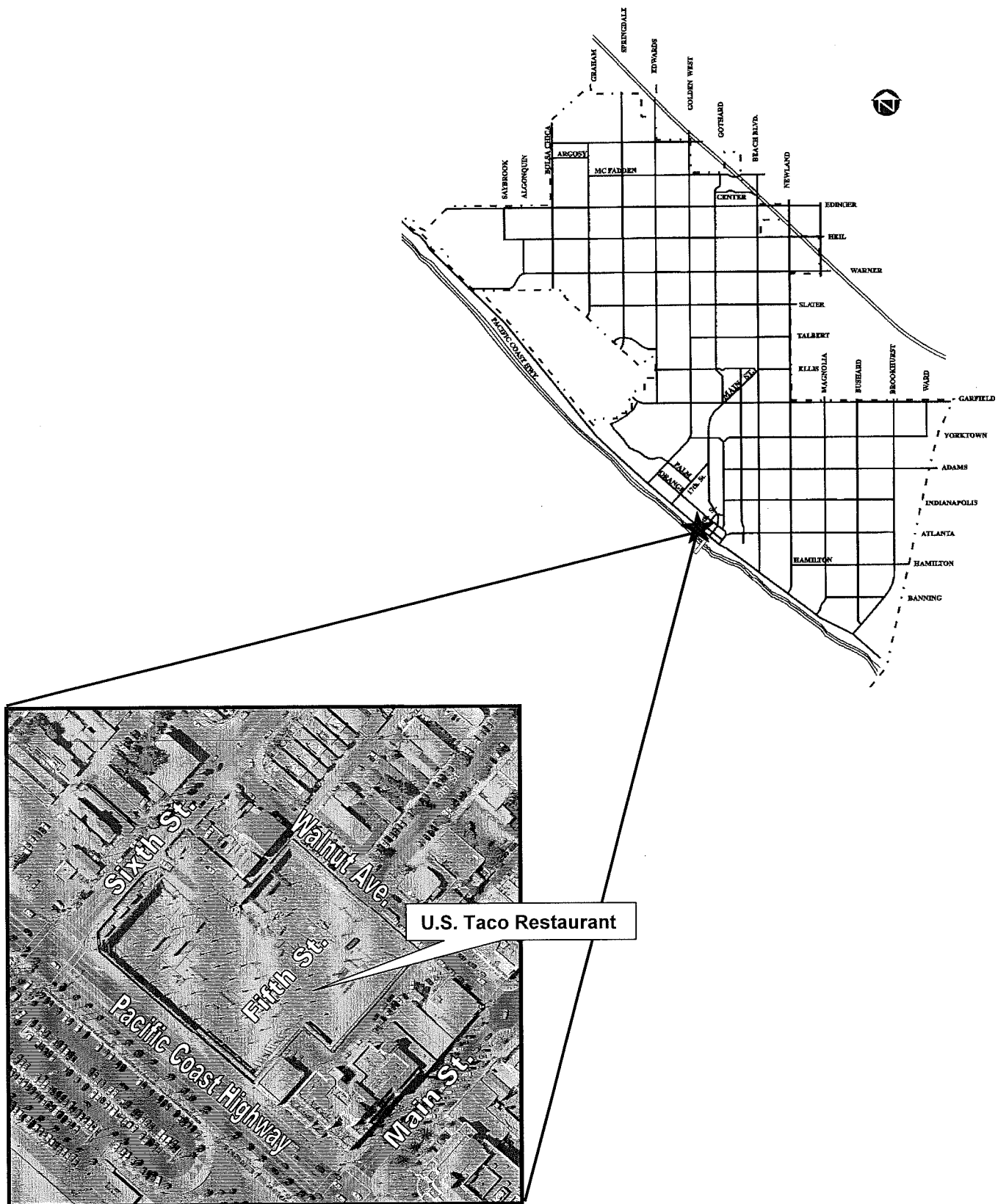
Motion to:

“Approve Conditional Use Permit No. 14-002 with findings and suggested conditions of approval (Attachment No. 1).”

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 14-002 with findings for denial.”
- B. “Continue Conditional Use Permit No. 14-002 and direct staff accordingly.”



**VICINITY MAP**  
 CONDITIONAL USE PERMIT NO. 14-002 (U.S. TACO RESTAURANT)  
 150 5th Street, Suite 110, 92648

## **PROJECT PROPOSAL:**

Conditional Use Permit No. 14-002 represents a request for the following:

To allow the establishment, maintenance, and operation of a 1,604 sq. ft. restaurant and 400 sq. ft. outdoor dining area pursuant to Conditional Use Permit No. 99-45 conditions of approval for The Strand development.

The subject site is located within The Strand, a mixed use development consisting of commercial uses and a hotel. The Strand consists of a total of six buildings located on the east and west sides of Fifth Street between Pacific Coast Highway (PCH) and Walnut Avenue. The applicant proposes to lease suite 110, the ground level space within Building B, located at the east side of Fifth Street, approximately midpoint between PCH and Walnut Avenue. U.S. Taco will occupy 1,604 sq. ft. and fronts both 5<sup>th</sup> Street and a pedestrian walkway to the north, which separates Building B and Building A.

According to the applicant's narrative, U.S. Taco is a high-end "American Taqueria" with vibrant colors, loud splashes of color, and an open-island kitchen concept that will provide a "food theater" for patrons. A 400 sq. ft. outdoor dining area is located at the north side facing the pedestrian walkway, adjacent to the commercial suite and underneath an existing arcade.

The proposed hours of operation will be from 7:00 A.M. to 12:00 A.M. every day of the week with approximately 5-6 employees during peak time. The sale of alcohol and live entertainment is not proposed.

### **Background:**

#### *Restaurant and Outdoor Dining Uses*

The City approved Tentative Tract Map No. 16406, Conditional Use Permit No. 99-45 with Special Permits No. 02-06, and Coastal Development Permit No. 99-16 on October 21, 2002 to construct approximately 106,000 square feet of commercial space, a 152-room hotel consisting of approximately 120,170 square feet, and a 411 space subterranean parking structure. In addition, the City approved Conditional Use Permit No. 07-021 (RA Sushi) on August 14, 2007 to permit a 5,313 sq. ft. restaurant with on-site sale and consumption of alcoholic beverages. On January 27, 2009, the City approved Conditional Use Permit No. 08-047 (Johnny Rockets) to permit a 1,844 sq. ft. restaurant and 193 sq. ft. outdoor dining area with on-site sale and consumption of alcoholic beverages. On February 10, 2009, the City approved Conditional Use Permit No. 08-049 (Zimzala) to permit a 9,696 sq. ft. restaurant and 3,323 sq. ft. outdoor dining with on-site sale and consumption of alcoholic beverages and live entertainment within the Shorebreak Hotel. On November 27, 2012, the City approved Conditional Use Permit No. 12-021 (Bruxie) to permit a 2,575 sq. ft. restaurant and 385 sq. ft. outdoor dining. Most recently, on January 23, 2013, the City approved Conditional Use Permit 12-025 (Ritter's) to permit a 1,750 sq. ft. restaurant with on-site sale and consumption of alcoholic beverages.

The original conditions of approval for The Strand require that restaurant, alcohol sales, outdoor dining, live entertainment, and dancing uses require approval of a Conditional Use Permit by the Planning Commission consistent with the Downtown Specific Plan requirements at the time. Approval of these types of uses was not included in the original conditions of approval for The Strand because many of the specific uses were unknown and staff would need greater specificity to review compatibility and mitigate

any issues (i.e. hours of operation, alcohol service, noise, etc.) to ensure a successful project. Of the total 106,000 sq. ft. of commercial space approved for The Strand, 40,000 sq. ft. may be devoted to restaurant uses and adequate parking is already provided. The establishment of U.S. Taco at 1,604 sq. ft. and 400 sq. ft. of outdoor dining brings the total restaurant square footage to 27,083 sq. ft. Therefore, because the total restaurants will be under the 40,000 sq. ft. threshold, adequate parking is provided in the subterranean parking lot.

## **ISSUES:**

### **Subject Property And Surrounding Land Use, Zoning And General Plan Designations:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	MV- >30-d-sp-pd (Mixed Use Vertical – Greater than 30 Units to the Acre -Design Overlay - Specific Plan Overlay – Pedestrian Overlay)	Downtown Specific Plan District 1/Coastal Zone	Mixed Use Development
North, East, and West of Subject Property:	MV- > 30 – d- sp- pd ( Mixed Use Vertical – Greater than 30 units to the Acre -Design Overlay - Specific Plan Overlay – Pedestrian Overlay)	Downtown Specific Plan District 1/Coastal Zone	Mixed Use Development
South (across PCH) of Subject Property:	OS-S (Open Space – Shore)	Downtown Specific Plan District 7/Coastal Zone	Beach

### **General Plan Conformance:**

The General Plan Land Use Map designation on the subject property is Mixed Use Vertical. The proposed project is consistent with this designation and the policies, goal and objectives of the City's General Plan as follows:

#### **A. Land Use Element**

**Policy LU 7.1.1** Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

**Objective LU 7.1** Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

**Goal LU 11** Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

**Policy LU 15.2.2** Require that uses in the Pedestrian Overlay District be sited and designed to enhance pedestrian activity along the sidewalks. Create visual differentiation of upper and lower floors and distinct treatment of building entrances and use of pedestrian oriented signage.

The proposed use will establish a new restaurant within the Downtown Core District that is consistent with the Land Use Density Schedules for The Strand development and is compatible with surrounding mixed-use development. The outdoor dining area will assist in the activation of 5<sup>th</sup> Street and further the pedestrian experience in the Downtown.

#### B. Coastal Element

Policy C 1        Develop a land use plan for the Coastal Zone that protects and enhances coastal resources, promotes public access and balances development with facility needs.

Policy C 3.2.3    Encourage the provision of a variety of visitor-serving commercial establishments within the Coastal Zone, including but not limited to, shops, restaurants, hotels and motels, and day spas.

The proposed use will promote the visitor-serving commercial viability of The Strand and will occupy vacant lease space as a restaurant use with outdoor dining.

#### Zoning Compliance:

This project is located in the Downtown Specific Plan, District No. 1 (Downtown Core District Mixed-Use) and complies with all of the requirements of that zone. The proposed outdoor dining provides adequate free and clear pedestrian travel around the improvements and will not block access to any other tenant space. Overall, the combined restaurant and outdoor dining space is below the maximum 40,000 sf. ft. parked in the original entitlements. Therefore, adequate parking for the proposed restaurant will be provided within the subterranean parking structure.

#### Urban Design Guidelines Conformance:

The exterior modifications are in keeping with the goal to create a pedestrian active environment within The Strand. Exterior improvements include the addition of reclaimed wood, painting the existing wood veneer and stucco, and providing a low wood fence to screen the outdoor dining area. The proposed improvements complement the existing colors and materials of The Strand and along with the outdoor dining area, creates a vibrant and visitor-friendly atmosphere.

#### Environmental Status:

The proposed project is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act, which states that minor alterations to existing or approved structures are exempt from further environmental review.

#### Coastal Status:

The proposed project is within a non-appealable portion of the Coastal Zone. The original entitlement for The Strand including Coastal Development Permit No. 99-16 assumed restaurants with outdoor dining as part of the project.

**Design Review Board:**

The Design Review Board (DRB) considered the project at their April 10, 2014 meeting and discussed the proposed façade improvements including the outdoor dining area. Staff also described how the applicant revised their original design by toning down the bright fluorescent colors originally proposed for the exterior by incorporating more wood and existing colors and materials found within The Strand. The DRB recommended approval as proposed.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The Departments of Building & Safety, Fire, Police, Public Works, Community Services, Economic Development, and Planning have reviewed the application and identified applicable code requirements (Attachment No. 4). Community Services suggests a condition of approval to mitigate potential impacts related to construction and tenant improvements, so they do not interfere with City's scheduled events by requiring the applicant to contact Community Services to coordinate the construction schedule prior to issuance of a building permit. The Economic Development Department supports the request because it will fill a vacant lease space and activate 5<sup>th</sup> Street.

The applicant has reviewed the suggested conditions of approval and verbally expressed their understanding and willingness to comply with these conditions if approved.

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on May 1, 2014, and notices were sent to property owners of record within a 500 ft. radius of the perimeter of The Strand property, individuals/organizations requesting notification (Planning Department's Notification Matrix), applicant, and interested parties. As of May 6, 2014, staff has received no comments in support or opposition to the request.

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**

April 7, 2014

**MANDATORY PROCESSING DATE(S):**

June 6, 2014

Conditional Use Permit No. 14-002 was filed on February 18, 2014 and deemed complete on April 7, 2014. The application is scheduled for public hearing before the Planning Commission on May 13, 2014.

**ANALYSIS:**

The primary issues identified with the proposed uses are related to land use compatibility and outdoor dining. The following provides a discussion of these issues:

The Strand Development was approved with 40,000 square feet of restaurant uses. The existing 1,604 sq. ft. vacant lease space was formerly occupied by Sertino's Coffee. No alcoholic beverage or live entertainment is proposed in conjunction with the U.S. Taco Restaurant. The outdoor dining is compatible with the goals of the Specific Plan to create an active urban environment. Parking is not impacted with the opening of this restaurant as the use was anticipated in the original Strand development approval as stated in the Background section of this report. An integral feature of this restaurant is how the enclosed area opens up into the outdoor dining area. The existing commercial suite has roll-up panel garage-style doors facing the outdoor dining area. When rolled up, they will provide an open-air, pedestrian friendly design supporting the "food theater" concept as described in the applicant's narrative.

Staff has determined that the proposed restaurant with outdoor dining will be compatible with surrounding uses because it is proposed in a Specific Plan area designated for mixed-use pedestrian-oriented development. The existing building is surrounded by commercial, office, and restaurant uses and therefore is compatible to its surroundings. The proposed outdoor dining area is located underneath an existing arcade and does not encroach into any required pedestrian pathways or public open space areas. Outdoor dining will occur within private property facing a pedestrian walkway between buildings and is primarily intended to enhance the dining experience for patrons and will not negatively impact adjacent properties. The nearest residential use is approximately 310 feet to the north. Potential impacts to residential uses in the vicinity are not anticipated because the outdoor dining area is located within the interior of The Strand development and oriented toward a pedestrian walkway that connects 5<sup>th</sup> Street to a service alleyway to the east, and then Main Street beyond. Additionally, the use is subject to noise regulations to further ensure compatibility with surrounding properties.

The benefits of having outdoor dining is that it not only adds to the potential success of the restaurant, by providing year round dining it also could potentially contribute to the success of surrounding businesses by activating more shoppers in the area. With the conditions of approval the restaurant will not create negative parking, noise, or safety impacts. The request to permit the restaurant with outdoor dining is consistent with the scope and intent of development in The Strand, Downtown Specific Plan and supported by the General Plan. Accordingly, staff recommends approval of the request.

### **SUMMARY:**

Staff supports the proposed restaurant and outdoor dining within The Strand development. Staff recommends approval Conditional Use Permit No. 14-002 based on the following:

- Proposed restaurant will be consistent with the Mixed-Use General Plan Land Use designation.
- Proposed outdoor dining activating the pedestrian experience will comply with the Downtown Specific Plan.
- Proposed restaurant and outdoor dining is consistent with the visitor-serving category of the Downtown Specific Plan to approve and support commercial activities that serve the needs of the surrounding community.
- Proposed hours of operation are in keeping with The Strand development and will not create adverse noise or safety impacts to the surrounding businesses and residents.
- Proposed restaurant will be compatible with surrounding uses as adequate pedestrian circulation will be maintained.



- Proposed project complies with the base district parking provisions and public open space requirements specified in the Downtown Specific Plan.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Site plan, floor plans and elevations received and dated March 26, 2014
3. Project Narratives dated March 26, 2014
4. Notice of Filing Status letter (with Code Requirements) dated March 18, 2014 (for informational purposes only)

## **ATTACHMENT NO. 1**

### **SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL**

#### **CONDITIONAL USE PERMIT NO. 14-002**

#### **SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301, Class 1, of the CEQA Guidelines, which states that operation and minor alteration to existing structures involving negligible or no expansion are exempt from further environmental review.

#### **SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 14-002:**

1. Conditional Use Permit No. 14-002 for the establishment, maintenance, and operation of a 1,604 sq. ft. restaurant and 400 sq. ft. outdoor dining area located within The Strand development. The proposed hours of 7:00 AM to 12:00 AM every day is in keeping with surrounding restaurants in District 1 of the Downtown Specific Plan and therefore will not negatively impact the area. As conditioned, project related construction and tenant improvements will not interfere with scheduled City events. The proposed use will not create adverse noise or safety impacts to the surrounding businesses and residents based on the hours of operation and that no alcohol sales or live entertainment is proposed.
2. The proposed restaurant and outdoor dining will be compatible with surrounding uses because The Strand Development was approved with 40,000 square feet of restaurant uses and outdoor dining. The existing 1,604 sq. ft. vacant lease space was formerly occupied by Sertino's Coffee. U.S. Taco will occupy the lease space and utilize an adjacent arcade facing north by providing an outdoor dining area underneath, consistent with the original approval to provide restaurants with outdoor dining. The outdoor dining will not encroach into any required pedestrian paths nor impact any public open space areas. The proposed use is consistent with the mixed use development of The Strand and of the commercial uses of the Downtown.
3. The proposed restaurant and outdoor dining will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed uses in the district in which they will be located. The proposed project complies with the base district and other applicable provisions including parking. There is no physical expansion of the approved development proposed as part of the request and the uses will comply with all building occupancy/exiting requirements. In addition, the project will comply with the public open space requirements as specified in the Downtown Specific Plan.
4. The granting of the conditional use permit will not adversely affect the General Plan. They are consistent with the Land Use Element designation of Mixed Use Vertical on the subject property including the following policies and objectives identified in the General Plan:

A. Land Use Element

Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding sub-region, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

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Policy C 3.2.3 Encourage the provision of a variety of visitor-serving commercial establishments within the Coastal Zone, including but not limited to, shops, restaurants, hotels and motels, and day spas.

The proposed use will promote the visitor-serving commercial viability of The Strand and will occupy vacant lease space as a restaurant use with outdoor dining.

**CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 14-002:**

1. The site plan, floor plans and elevations received and dated March 26, 2014 shall be the conceptually approved design.
2. Construction/tenant improvements shall not interfere with scheduled City events. Applicant shall contact Community Service and coordinate the construction schedule prior to issuance of a building permit. (CS)
3. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and

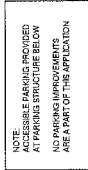
conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

4. Conditional Use Permit No. 13-001 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.
5. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

#### **INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

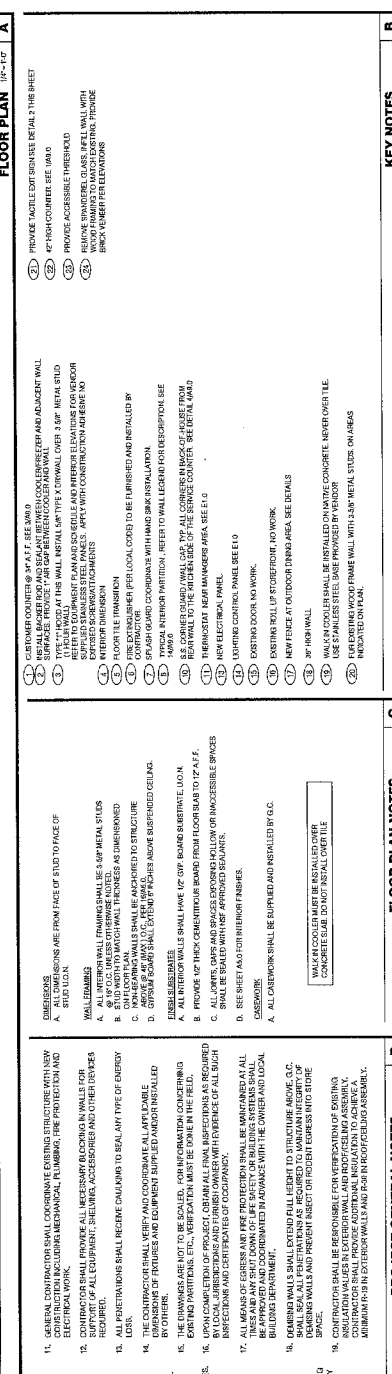





- 1 (E) GAS METERS
- 2 (E) TRASH ENCLOSURE
- 3 (E) PATH OF TRAVEL
- 4 (E) ACCESSIBLE FLOORING DESIGN AND ACCESSIBILITY: SEE DETAIL 4/10/1

### KEY NOTES

**NOT USED**

[illegible]



**marks**  
**architects**

collective  
 interior design  
 landscape  
 architecture  
 space planning  
 traffic planning  
 interior coordination

3643 South Ave  
 San Francisco, CA 94118  
 415.441.7059  
 415.441.7059



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 structure.

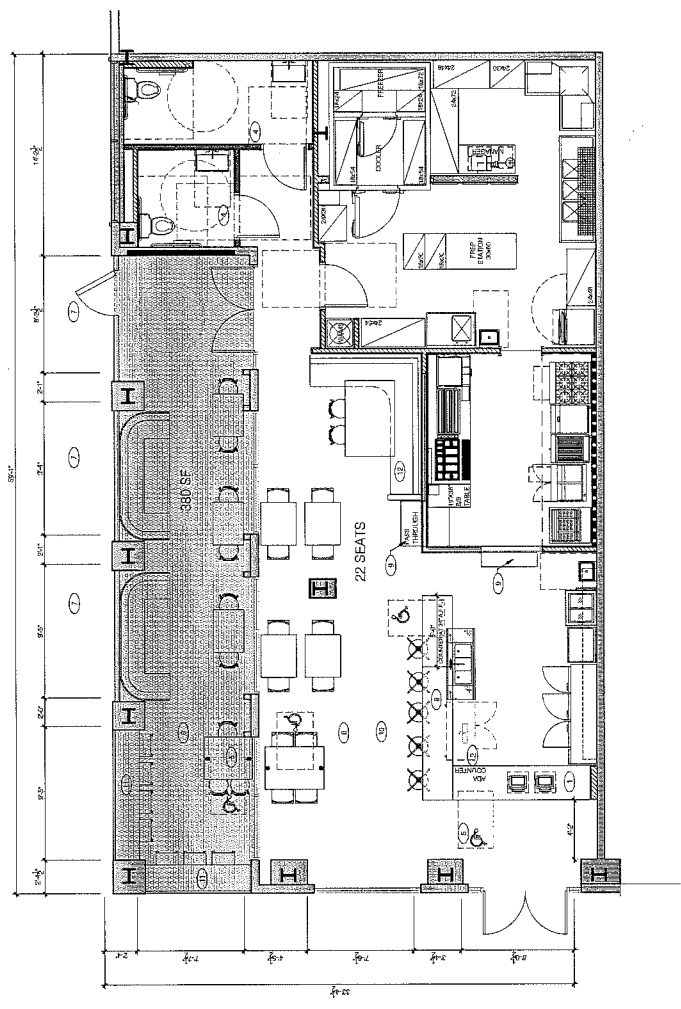
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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CONTRACT DATE:  
 SCOPE:  
 PLAN NUMBER:  
 SEE NUMBER:  
 STORE NUMBER:

US TACO  
 1800 1ST ST.  
 HAWAIIAN ISLANDS, CA



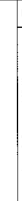
SEATING  
 PLAN  
**A2.0**  
 REVISION DATE:

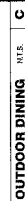


SEATING AND EQUIPMENT PLAN 1/8" = 1'-0"

SEATING PLAN NOTES		ARTWORK SCHEDULE		SEATING PACKAGE (TOTAL SEATS = 12)		KEY NOTES	
1. "HOLD" DIMENSIONS ARE FROM FACE OF FINISH. 2. ALL TO CORNER 1/2" DIMENSIONS WITH EQUIPMENT. 3. THE CORNER DIMENSIONS ARE FROM FACE OF FINISH. 4. ALL DIMENSIONS FOR SEATING / CORNER DIMENSIONS SHALL BE 5. SEATING DIMENSIONS WITH SEATING VENDOR PRIOR TO 6. SEATING DIMENSIONS WITH SEATING VENDOR PRIOR TO 7. SEATING DIMENSIONS WITH SEATING VENDOR PRIOR TO 8. SEATING DIMENSIONS WITH SEATING VENDOR PRIOR TO 9. SEATING DIMENSIONS WITH SEATING VENDOR PRIOR TO 10. SEATING DIMENSIONS WITH SEATING VENDOR PRIOR TO		1. 48" SEATING COUNTER 2. 48" SEATING COUNTER 3. 48" SEATING COUNTER 4. 48" SEATING COUNTER 5. 48" SEATING COUNTER 6. 48" SEATING COUNTER 7. 48" SEATING COUNTER 8. 48" SEATING COUNTER 9. 48" SEATING COUNTER 10. 48" SEATING COUNTER		1. 48" SEATING COUNTER 2. 48" SEATING COUNTER 3. 48" SEATING COUNTER 4. 48" SEATING COUNTER 5. 48" SEATING COUNTER 6. 48" SEATING COUNTER 7. 48" SEATING COUNTER 8. 48" SEATING COUNTER 9. 48" SEATING COUNTER 10. 48" SEATING COUNTER		1. 48" SEATING COUNTER 2. 48" SEATING COUNTER 3. 48" SEATING COUNTER 4. 48" SEATING COUNTER 5. 48" SEATING COUNTER 6. 48" SEATING COUNTER 7. 48" SEATING COUNTER 8. 48" SEATING COUNTER 9. 48" SEATING COUNTER 10. 48" SEATING COUNTER	









2643 fourth ave. ■ san diego, ca 92103 ■ tel: 619-702-9448 ■ fax: 619-702-9442

RECEIVED  
MAR 26 2014  
Dept. of Planning  
& Building

**Mr. Ethan Edwards**  
**City of Huntington Beach Planning Department**  
2000 Main Street,  
Huntington Beach California 92648

RE: Proposed US Taco  
150 5<sup>th</sup> St. Huntington Beach CA

March 24, 2014

**Dear Ethan;**

Enclosed is an application for **Design Review and Conditional Use Permit** for the proposed US Taco Restaurant located at The Strand development at the above mentioned address.

The project will occupy the existing Sertino's Café, which currently has 22 seats and 400 sf of exterior patio. **The proposed project will have 22 seats, and will re-furnish and re-use the 400 sf. outdoor dining area.**

There will be no sale and/or consumption of alcoholic beverages at this restaurant.

USTaco is a high-end "American Taqueria" with vibrant colors with loud splashes of color, while maintaining certain tie-ins to the theme of the entire center. The hours of operation will be from 7:00 am until midnight, and we expect to have 5 to 6 employees during peak hours.

US Taco is being developed and run by a collective group of restaurant professionals with over 60 years' experience opening and operating successful restaurants throughout Southern California. Our team has the passion, knowledge and experience to have a truly impactful presence in the Downtown Huntington Beach community, and is sincerely excited about integrating their concept with the successful eateries currently present.

Our goal is to stay true to our concept: The best of America in a taco.

We hope to introduce exciting and innovative culinary ideas by gaining the trust of our customer's through excellent service and high quality ingredients. While the names may be of the familiar, the preparation and presentation is where we will impress our clientele.

ATTACHMENT NO. 3.1



marks  
architects  
inc

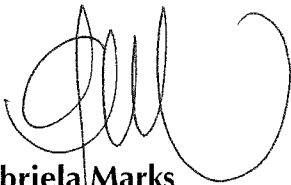
First and foremost, we hope to engage the locals, we choose this city for its cultural heritage and charm, as well as its street scape, open space and sense of neighborhood and community. Our goal is to also be a destination "must try" restaurant.

The design is a cross between authentic Mexican colors splashed across re-purposed materials creating a unique juxtaposition to compliment the food and dining experience. We are excited to introduce our open-island kitchen concept that will provide a "food theater" while doubling as the backdrop to our exiting and convivial dining area.

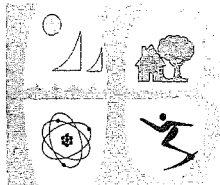
The project also proposes new exterior finishes on the lease area, new corrugated metal awnings and new signage.

Please contact me at 619-702-9448 if you have any questions regarding this submittal,

Sincerely,



**Gabriela Marks**  
Architect  
Marks Architects Inc.



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

### Planning Division

714.536.5271

March 18, 2014

### Building Division

714.536.5241

## NOTICE OF FILING STATUS

**Application:** CONDITIONAL USE PERMIT NO. 14-007, DESIGN REVIEW NO. 14-002 (US TACO)

**Applicant:** Gabriela Marks, Marks Architects, 2643 4<sup>th</sup> Avenue, San Diego, CA 92103

**Property Owner:** Shatha Odish, CIM Group, 6801 Hollywood Boulevard, Suite 170, Los Angeles, CA 90028

**Request:** **CUP:** To permit an approximately 1,603 sq. ft. eating and drinking establishment with 380 sq. ft. of outdoor dining, and façade remodel. **DR:** To review the colors and materials of the storefront remodel.

**Location:** 150 5<sup>th</sup> Street, Suite 110 (The Strand)

Dear Ms. Marks:

NOTICE IS HEREBY GIVEN that the Planning Division has reviewed your entitlement application received and dated February 18, 2014 and has determined the application to be incomplete. The following information and/or corrections are requested in order for the Planning Division to deem your application complete and continue the review process of your application:

### MINIMUM APPLICATION REQUIREMENTS:

The following items are necessary to deem your application complete:

1. Submit a colors/materials sample board for review.
2. Revise plans to indicate the maximum allotted restaurant square footage (40,000 sq. ft.) pursuant to The Strand's original approval (CUP No. 99-45). List all existing restaurant suites and their respective square footages and overall total calculation.
3. Provide a revised narrative that includes hours of operation, number of employees, and that no alcoholic beverages are proposed.
4. Provide dimensioned and colored elevations that call out proposed colors and materials.

ATTACHMENT NO. 4.1

5. Provide mailing labels consistent with the Public Notification Requirements form (enclosed).

**COMMENTS & QUESTIONS:**

1. The seating plan indicates "bar." Is this a reference to a bar with alcohol? If not, please rename or provide additional description.

**DESIGN RECOMMENDATIONS:**

The project at a minimum should match or complement the existing colors/materials of The Strand. The following are some recommendations:

1. Increased reclaimed wood is desirable.
2. The columns should remove the washed- blue and increase wood and white colors.
3. Exterior hot-pinks should be toned down or replaced with a different color.

**OTHER DEPARTMENTS COMMENTS:**

The comments from the other City departments are attached for your review. Please contact the respective department to discuss their comments.

Upon receipt of this letter, the Planning and Building Department provides an opportunity for the applicant to seek clarification or a "Second Opinion" of the issues or requirements listed herein. The department offers an Ombudsperson/Second Opinion Services person that you may contact to discuss these issues. Please contact Jane James at (714) 536-5271 if you would like to pursue this service.

Also, the department encourages you to schedule an appointment with your assigned project planner when you are ready to re-submit plans/drawings. This service is provided to help you understand the minimum requirements of your application and to work toward deeming the application complete. This meeting is to ensure you address all the issues contained within this letter and to help streamline the process so that your application is scheduled in a timely matter. Please contact the assigned project planner to schedule an appointment.

Please submit the above-noted information and/or corrections as soon as possible in order for the Planning Division to continue the review process of your request. Please note, additional comments and concerns may be generated upon receipt of the requested information. Also, completion of the corrections and/or the submittal of the additional information does not presume approval of the application requested.

If you should have any questions or concerns regarding the processing of your application, please feel free to contact me at (714) 536-5561 or [ethan.edwards@surfcity-hb.org](mailto:ethan.edwards@surfcity-hb.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Ethan Edwards", with a horizontal line extending from the end of the signature.

Ethan Edwards  
Associate Planner

Attachments: Code Requirements: Building, Fire, Public Works, Planning

c: Property Owner  
Jane James, Planning Manager  
Khoa Duong, Building Division  
Joe Morelli, Fire Department  
Steve Bogart, Public Works  
File



**HUNTINGTON BEACH  
OFFICE OF BUSINESS DEVELOPMENT  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** MARCH 19, 2014  
**PROJECT NAME:** U.S. TACO RESTAURANT  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 14-019  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 14-007  
**DATE OF PLANS:** FEBRUARY 18, 2014  
**PROJECT LOCATION:** 150 5<sup>TH</sup> STREET, SUITE 110 (THE STRAND)  
**PLAN REVIEWER:** LUIS GOMEZ  
**TELEPHONE/E-MAIL:** (714) 536-5544, LUIS.GOMEZ@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT AN APPROXIMATELY 1,603 SQ. FT. EATING AND DRINKING ESTABLISHMENT WITH 400 SQ. FT. OUTDOOR DINING AND FAÇADE REMODEL.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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The Office of Business Development has reviewed the proposed Conditional Use Permit No. 14-007 application and is in support of the proposed eating and dinning establishment.



# ***Crime Prevention Through Environmental Design***



## **CITY OF HUNTINGTON BEACH POLICE DEPARTMENT**

### **CPTED DEVELOPMENT REVIEW**

**DATE:** MARCH 9, 2014  
**PROJECT NAME:** US TACO  
**ASSIGNED PLANNER:** ETHAN EDWARDS, CONTRACT PLANNER  
**LOCATION:** 150 5<sup>TH</sup> ST., HB  
**GENERAL PLAN & #:** PLANNING APP # 14-019 / CUP # 14-007  
**PLAN REVIEWER:** KENT FERRIN, SERGEANT  
**TELEPHONE/E-MAIL:** (562) 900-5042 / kferrin@hbpd.org  
**EXISTING USE:** VACANT COMMERCIAL SUITE (formerly Sertino's Café)

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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### **SUGGESTED RECOMMENDATIONS OF APPROVAL**

- ☐ Lighting ☐ Property Access ☐ Parking ☐ Landscaping / Vegetation ☐ Fencing / Walls  
☐ Safety ☐ Hazard ☐ Surveillance ☐ Architecture / Design ☐ Community / Neighborhood  
☐ Compatibility issues ☐ Hours of Operation ☐ Employee Procedures  
☒ I have reviewed the plans for US TACO. I do not have any concerns or recommended changes.

### **CONCERNS & RECOMMENDATIONS:**

NONE

ATTACHMENT NO. 4.5



## HUNTINGTON BEACH BUILDING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 03, 2014  
PROJECT NAME: US TACO  
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2014-019  
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2014-007  
DATE OF PLANS:  
PROJECT LOCATION: 150 5<sup>TH</sup> STREET, #110  
PROJECT PLANNER: ETHAN EDWARDS  
PLAN REVIEWER: KHOA DUONG, P.E  
TELEPHONE/E-MAIL: (714) 872-6123 / KHOA@CSGENGR.COM  
PROJECT DESCRIPTION:

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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#### **I. SPECIAL CONDITIONS:**

Development Impact Fees will be required for new construction and commercial/industrial additions.

#### **II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:**

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2013 California Building Code (CBC), 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2010 California Energy Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2013 CBC.
  - a. Please indicate on Site plan the accessible path of travel from public sidewalk/accessible parking stalls to the tenant entrances along with maximum slope of 5%; and cross slope of 2%.
  - b. Show location of all curb ramps, truncated domes within the accessible paths of travel.
  - c. Show location of accessible parking stall(s). At least one van accessible parking stall shall be provided.

- d. Please specify on Floor plan the width of ADA counter. Accessible counter shall have a minimum width of 60".
  - e. Please show the required clear space in front of door leading to Kitchen area.
  - f. Please provide an access to Bar area. Flip top counter cannot be used. Please clarify.
  - g. At least one outdoor booth shall be provided. Please clarify.
  - h. Provide 48" clear separation between door leading to Kitchen and door leading to Men room.
  - i. Restrooms must be accessible to disabled persons. Provide details and notes to show how they comply with Chapter 11B.
3. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
  4. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
  5. The City of Huntington Beach has adopted the 2013 California Green Building Standards Code Appendices for Electric Vehicle Charging. This adopted Code may be found in the Huntington Beach Municipal Code under; Chapter 17.06.030 Residential Electric Vehicle (EV) Charging and 17.06.040 Non-Residential Electrical Vehicle (EV) Charging

### III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



**HUNTINGTON BEACH**  
**FIRE ~~PLANNING~~ DEPARTMENT**  
**PROJECT IMPLEMENTATION CODE REQUIREMENTS**

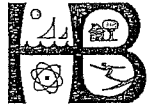
**DATE:** MARCH 11, 2014  
**PROJECT NAME:** U.S. TACO RESTAURANT  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 14-019  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 14-007  
**DATE OF PLANS:** FEBRUARY 18, 2014  
**PROJECT LOCATION:** 150 5<sup>TH</sup> STREET, SUITE 110 (THE STRAND)  
**PLAN REVIEWER:** ETHAN EDWARDS  
**TELEPHONE/E-MAIL:** (714) 914-7447, ETHAN.EDWARDS@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT AN APPROXIMATELY 1,603 SQ. FT. EATING AND DRINKING ESTABLISHMENT WITH 400 SQ. FT. OUTDOOR DINING AND FAÇADE REMODEL.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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1. Compliance with the 2013 California Fire and Building Codes (and referenced standards) and the Huntington Beach Municipal Code is required. The following list of requirements is not all inclusive; compliance to the aforementioned codes shall be shown on the building plans.
2. Comply with the egress requirements in Chapter 10 of the 2013 California Building Code and 2013 California Fire Code. Show compliance on plans submitted to the Building Department.
3. Fire Protection Systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards as per Section 901.4 of the 2013 California Fire Code. A permit shall be obtained from the Huntington Beach Fire Department for any such work.



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

DATE: MARCH 11, 2014  
PROJECT NAME: U.S. TACO RESTAURANT  
ENTITLEMENTS: CUP 14-07  
PLNG APPLICATION NO: 2014-0019  
DATE OF PLANS: FEBRUARY 18, 2014  
PROJECT LOCATION: 150 5<sup>TH</sup> STREET, SUITE 110 (THE STRAND)  
PROJECT PLANNER: ETHAN EDWARDS, ASSOCIATE PLANNER  
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *AB*  
TELEPHONE/E-MAIL: 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)  
PROJECT DESCRIPTION: TO PERMIT AN APPROXIMATELY 1,603 SQ. FT. EATING AND DRINKING ESTABLISHMENT WITH 400 SQ. FT. OUTDOOR DINING AND FAÇADE REMODEL.

Pursuant to your Development Review Request, Public Works has reviewed the subject project and has no comments.



## HUNTINGTON BEACH PLANNING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 6, 2014

PROJECT NAME: U.S. TACO RESTAURANT

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 14-019

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 14-007

DATE OF PLANS: FEBRUARY 18, 2014

PROJECT LOCATION: 150 5<sup>TH</sup> STREET, SUITE 110 (THE STRAND)

PLAN REVIEWER: ETHAN EDWARDS

TELEPHONE/E-MAIL: (714) 914-7447, ETHAN.EDWARDS@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT AN APPROXIMATELY 1,603 SQ. FT. EATING AND DRINKING ESTABLISHMENT WITH 400 SQ. FT. OUTDOOR DINING AND FAÇADE REMODEL.

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#### CONDITIONAL USE PERMIT NO. 14-007:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design (with the following modifications).
  - a. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
  - b. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed

specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**

- c. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
2. Prior to issuance of demolition permits, the following shall be completed:
    - a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
    - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**
    - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
    - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
  3. During demolition, grading, site development, and/or construction, the following shall be adhered to:
    - a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
  4. The issuance of a Certificate of Occupancy cannot be approved until the following has been completed:
    - a. All existing signs which do not conform with (Planned Sign Program No. 10-002 and/or Chapter 233 - Signs of the Huntington Beach Zoning & Subdivision Ordinance) shall be removed or modified to conform. **(HBZSO Section 233.24)**
    - b. A Certificate of Occupancy must be approved by the Planning and Building Department and issued by the Building and Safety Division. **(HBMC 17.04.036)**
  5. The Development Services Departments (Planning and Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed

and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission /Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**

6. CUP No. 14-007 shall become null and void unless exercised within one year of the date of final approval, or as modified by condition of approval. An extension of time may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16A)**
7. CUP No. 14-007 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
8. The Planning Commission reserves the right to revoke CUP No. 14-002 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
9. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
10. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
11. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
12. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**
13. Live entertainment shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. **(HBZSO Section 211.04)**
14. Alcoholic beverage sales shall be prohibited unless a conditional use permit for this particular use is reviewed and approved. **(HBZSO Section 211.04)**





**HUNTINGTON BEACH  
COMMUNITY SERVICES DEPARTMENT  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** MAY 1, 2014  
**PROJECT NAME:** U.S. TACO RESTAURANT  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 14-019  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 14-007  
**DATE OF PLANS:** FEBRUARY 18, 2014  
**PROJECT LOCATION:** 150 5<sup>TH</sup> STREET, SUITE 110 (THE STRAND)  
**PLAN REVIEWER:** DAVE DOMINGUEZ  
**TELEPHONE/E-MAIL:** (714) 374-5309, DDOMINGUEZ@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT AN APPROXIMATELY 1,603 SQ. FT. EATING AND DRINKING ESTABLISHMENT WITH 400 SQ. FT. OUTDOOR DINING AND FAÇADE REMODEL.

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Please add this as a Condition of Approval:

Construction/tenant improvements shall not interfere with scheduled City events. Applicant shall contact Community Service and coordinate the construction schedule prior to issuance of a building permit.